Preliminary Construction Management Plan

The following is preliminary and may change at any time. The Construction Management Plan is subject to approval by Culver City Building and Safety and other departments as relevant. No work will commence until the Construction Management Plan is approved.

Project Overview

- 11132 - 11136 Washington Boulevard is a tenant improvement project for the conversion of use from a freestanding 2-story office building to a freestanding 2-story child care center.
- Project commencement is expected to be Q1 2025 with project completion in Q2 2025.

Project Team

- Applicant/Tenant: Purple Magpie Mandarin LLC
    - Contact: Shao-Yi Qian, Managing Member
- General Contractor: TBD
- Architect/Design: Jonathan Wang Design

Project Hours

- Project Hours shall be limited to 8 am to 8pm Monday through Friday; 9 am to 7pm on Saturday; and 10 am to 7 pm on Sundays & National Holidays.
- Dirt Hauling and construction material deliveries/removals are prohibited during the morning (7am to 9am) and afternoon (4pm to 6pm) peak traffic periods.
- Exterior noise generating activities shall be limited to Monday through Friday 8am to 8pm and from 9am to 6pm on Saturdays.

Project Location

- Project Address: 11132 - 11136 Washington Boulevard, Culver City, CA 90232
- Major Cross Streets:
    - Washington Blvd. & Sepulveda Blvd.
    - Washington Blvd. & Washington Pl.

Public Service Phone Numbers (For Reference)

- Emergency: 911
- Culver City Police Department – (non-emergency) (310) 837-1221
- Culver City Fire Department -(non-emergency) (310) 253-5900
- Building Department – (310) 253 -5800
- Public Works – (310) 253 - 5635

Traffic Control and Parking

- Construction worker and construction vehicle parking, materials storage, and delivery trucks will park on-site when possible. Off-site parking will be arranged with neighboring businesses and civic organizations as needed.
- Any staging or parking that impedes neighboring properties will first receive Culver City Public Works and Engineering Division approval as necessary.

- Flag persons will be provided for any activity that might impact citizen's vehicles or pedestrians.
- Any lane closures shall be requested and approved through the Culver City Public Works department and emergency response agencies. These lane closures shall be conducted by specialized and trained traffic control subcontractors. Lane Closures are not currently expected but will be addressed as necessary.
- The general contractor shall notify the Culver City Public Works inspector of all major deliveries and trucking activities.

Signage

- Project identification shall be provided. This includes the project address, name, and delivery locations.

Trash and Demolition

- Dumpsters shall be present for the duration of the construction
- The property shall be maintained daily so that it is free of trash and litter.
- Waste disposal and recycling services will be provided by Culver City in accordance with CCMC 5.01.010
- Limited demolition of the building and parking lot are expected.

Staff and Safety

- A managing representative from the General Contractor shall be present on-site during all construction activities.
- The General Contractor shall enforce all OSHA and other safety standards, including PPE.